

BERKELEY COUNTY BOARD OF ZONING APPEALS
May 19, 2009

A meeting of the Berkeley County Board of Zoning Appeals was held on Tuesday, May 19, 2009, at 6:00 P.M., in the Assembly Room, Berkeley County Office Building, Moncks Corner, South Carolina.

PRESENT: Mr. Roland Dordal, District No. 3; Mr. William Peck, District No. 5, Mr. Wayland Moody, Chairman of the Board and District No. 6 and Mr. Major Lightfoot, District No. 4. Also present were Mr. Eric Greenway, Zoning Administrator; Mrs. Holly Backus, Planner for Berkeley County and Mr. Josh Gruber, Assistant County Attorney.

Notice of the time, date, place, and agenda of this meeting of the Board of Zoning Appeals was posted in the County Office Building and a copy of such notice was mailed to the news media.

Mr. Moody called the meeting to order and held the swearing in of all applicants. Mr. Dordal made motion to go into executive session, Mr. Peck seconded said motion no further discussion was held and the motion carried. Mr. Gruber signed the Board back in with no action taken at 6:26 pm. Mr. Dordal made a motion to accept April 21, 2009 minutes, Mr. Lightfoot 2nd said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-07-040 / TMS # 209-02-01-029: Request for a reduction of required buffer for open storage zoned R-2 (ordinance requires a continuous screen fence of wood, brick, masonry not less than 8' in height), 1496 State Road, Summerville. Mr. Dordal made a motion to approve the request with the condition that the trees must remain in the condition they are in now with the thickness and if ever the trees are removed or thinned then a fence or buffer must be put in place of the trees. Mr. Gruber added that if the applicant ever sells the property then this

request will have to be revisited. Mr. Lightfoot seconded said motion, no further discussion was held and the motion carried. There was no opposition present.

Speaking for the applicant was Attorney Dennis Rhoad.

After discussion about CASE # V-09-020 / TMS # 162-13-02-023: Request for 22' open drainage setback for a primary structure zoned R-1 (ordinance requires 30' open drainage setback), 483 Stoney Field Drive, Stoney Creek, Moncks Corner. Mr. Peck made a motion to approve the request with the stipulation that it is made known to the purchaser the conditions of tonight's meeting and that there could be a problem in the future with drainage and Mr. Dordal seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-021 / TMS #252-02-03-018: Request for a density variance for (2) total dwellings on a property zoned R-2, (ordinance requires (1) dwelling per parcel), 356 Rutt Lane, Goose Creek. Mr. Lightfoot made a motion to approve the request and Mr. Peck seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-022 / TMS #180-00-05-002: Request for home occupation to be conducted within an accessory structure on a property zoned R-2, (ordinance requires that No activities associated with the home occupation will be allowed outside the principal structure), 157 Horseshoe Road, Moncks Corner. Mr. Dordal made a motion to approve the request with the stipulation that if the property is ever vacated the property will no longer be used as any other business, it has to be kept neat and nothing in the yard at all times, and Mr. Peck seconded said motion, no further discussion was held and the motion carried.

CASE # V-09-023 / TMS # 267-00-00-004, -005, -068: Request for 10' front setback

for properties zoned GC, (ordinance requires 20' front setback off ingress/egress), 2832 Clements Ferry Road, was held by applicant.

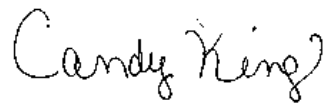
After discussion about CASE # V-09-024 / TMS # 211-00-02-062, -123: Request for (2) free-standing ground signs for property zoned PDMU, (ordinance requires (1) free-standing ground sign per highway frontage), Colony Post Loop & Garden Palm Drive, Moncks Corner. Mr. Dordal made a motion to approve the request; Mr. Lightfoot seconded said motion, no further discussion was held and the motion carried.

After discussion CASE # V-09-025 / TMS #122-02-00-002: Request for 7.5' side setback for primary structure zoned R-2, (ordinance requires 15' side setback), 826 Bowfin Road, Moncks Corner. Mr. Dordal made a motion to approve the request; Mr. Peck seconded said motion, no further discussion was held and the motion carried. Mr. Tucker voted against said motion.

After discussion about CASE # V-09-026 / TMS #141-00-01-120 & -059: Request for a density variance for (5) total dwellings on properties zoned Flex-1, (ordinance requires 4 max), 1501 Cooper Store Road, Moncks Corner. Mr. Dordal made a motion to approve the request; Mr. Peck seconded said motion, no further discussion was held and the motion carried.

Public comment from residents of Harten Blvd. The community present against the request from last month for a storage facility at this location.

Meeting adjourned at 8:30pm.

A handwritten signature in cursive script that reads "Candy King". The signature is written in black ink and is positioned above a horizontal line.

Candy King, Secretary